

**PUBLIC MEETING
MINUTES**

The Public Meeting of the Mayor and Council was held in Council Chambers and called to order at 7:38PM. Adequate notification was published in the official newspaper of the Borough of Montvale. Master Sergeant Deiter Koelling led the Pledge of Allegiance to the Flag, and roll call was taken.

OPEN PUBLIC MEETING STATEMENT

Adequate notice of this meeting was provided to The Bergen Record informing the public of the time and place according to the provisions of the Open Public Meeting Law (Chapter 231, P.L. 1975).

Also Present: Mayor Ghassali; Borough Attorney, Dave Lafferty; Borough Engineer, Nick Chelius; Administrator, Joe Voytus; and Municipal Clerk, Fran Scordo

ROLL CALL:

Councilmember Arendacs	Council President Lane
Councilmember Cudequest	Councilmember Roche
Councilmember Koelling	Councilmember Russo-Vogelsang

ORDINANCES:

INTRODUCTION OF ORDINANCE NO. 2025-1582 AN ORDINANCE OF THE BOROUGH OF MONTVALE, COUNTY OF BERGEN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 326 OF THE BOROUGH CODE, ARTICLE II, TO REVISE CERTAIN PROVISIONS CONCERNING SITE PLAN WAIVERS
(public hearing 10-28-25)

*A motion to Introduce Ordinance 2025-1582 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Lane ; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Cudequest - a roll call was taken – all ayes
The BA, Joe, stated in speaking with Fire Prevention, Planning Board and Construction we still find non-compliance with the use permit process with minimal penalties; this will enforce the new tenants and or property owners to comply with the use permit process.*

INTRODUCTION OF ORDINANCE NO. 2025-1583 AN ORDINANCE AMENDING CHAPTER 10 OF THE CODE OF THE BOROUGH OF MONTVALE ENTITLED “CLAIMS PROCEDURE” TO UPDATE THE PROCEDURES FOR CERTIFICATION AND PAYMENT OF CLAIMS
(public hearing 10-28-25)

A motion to Introduce Ordinance 2025-1583 for first reading was made by Councilmember Russo-Vogelsang; seconded by Councilmember Roche ; Clerk read by title only; Councilmember Lane made a motion that this ordinance be passed on first reading and advertised in The Bergen Record; seconded by Councilmember Roche - a roll call was taken – all ayes

MEETING OPEN TO PUBLIC:

Agenda Items Only

Motion to open meeting to the public by Councilmember Cudequest; seconded by Councilmember Roche – all ayes

No Public Comment

Motion to close meeting to the public by Councilmember Cudequest; seconded by Councilmember Lane – all ayes

MEETING CLOSED TO PUBLIC:

Agenda Items Only

MINUTES:

September 9, 2025

A motion to accept minutes by Councilmember Cudequest; seconded by Councilmember Koelling – all ayes

CLOSED/EXECUTIVE MINUTES:

None

RESOLUTIONS: (NON-CONSENT)

190-2025 Resolution Approving the Memorandum of Agreement between the Borough of Montvale and the Montvale PBA Local #303

WHEREAS, the Borough of Montvale (the “Borough”) and Montvale PBA Local 303 (the “PBA”), are parties to a Collective Negotiations Agreement (“CNA”) for the period commencing on January 1, 2021 and expiring on December 31, 2026; and

WHEREAS, the Borough and the PBA have engaged in extended negotiations to clarify and modify certain articles in the CNA; and

WHEREAS, as a result of such negotiations, the Borough and the PBA have agreed upon the terms of a Memorandum of Agreement (“MOA”), the terms of which are incorporated by reference herein; and

WHEREAS, the Borough by adoption of this resolution wishes to memorialize its approval of the MOA.

NOW, THEREFORE, BE IT RESOLVED by the governing body of the Borough of Montvale as follow:

1. The MOA as between the Borough and the PBA be and hereby is approved.
2. The Mayor, Borough Administrator and Borough Attorneys are authorized to take any and all necessary actions so as to execute and implement the terms of the MOA.

Introduced by: Councilmember Lane; seconded by Councilmember Koelling - a roll call was taken – all ayes

RESOLUTIONS: (CONSENT AGENDA*)

*All items listed on a consent agenda are considered to be routine and non-controversial by the Borough Council and will be approved by a motion, seconded and a roll call vote. There will be no separate discussion on these items unless a Council member(s) so request it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

191-2025 A Resolution Awarding a Contract to GTBM for Outdoor HD License Plate Reader Cameras and Related Equipment and Services Pursuant to State Contract 17-FLEET-00716 and Bergen County Co-Op Contract BC-BID-23-17 For Use By The Montvale Police Department

WHEREAS, the Borough has a need to procure Outdoor HD License Plate Reader Cameras ("LPRs") and related equipment and services for use by the Police Department; and

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.A.C. 5:34-7.29(c), the Borough may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, the Borough of Montvale is a member of the Bergen County Co-Op; and

WHEREAS, the Borough did solicit a quote from Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for these LPRs and related equipment and services under State Contract 17-FLEET-00716 and Bergen County Co-Op Contract BC-BID-23-17; and

WHEREAS, GTBM submitted a Quote to the Borough dated March 26, 2025, in the total amount of \$64,212.89, of which \$35,812.89 will be paid for out of forfeiture funds; and

WHEREAS, the Borough's Police Chief has recommended that the Borough award this contract pursuant to the GTBM Proposal; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose.

NOW THEREFORE BE IT RESOLVED, as follows:

1. The Borough of Montvale does approve the attached Quote from Gold Type Business Machines, Inc., 351 Paterson Avenue, East Rutherford, New Jersey 07073, for Outdoor HD License Plate Reader Cameras and Related Equipment and Services.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with GTBM consistent with this resolution.
3. This resolution shall take effect immediately.

192-2025 Resolution Accepting And Authorizing The Proposal And Agreement Of Lew Environmental Services LLC For Professional Services For Visual Assessment Services Of Rental Units To Comply With N.J.A.C. 5:28a

WHEREAS, the Borough of Montvale (the "Borough") has a need for professional administrative and testing services related to satisfying its obligations to perform lead paint inspections of all Borough rental units as required under N.J.A.C. 5:28A; and

WHEREAS, Lew Environmental Services LLC ("Lew") is experienced and qualified in managing and providing administrative and testing services related to visual assessment services and dust wipe sampling services, including but not limited to, educating the public in regards to lead paint sampling and testing requirements, direct billing of rental unit owners, maintaining a database of all rental units, status of compliance, results of testing/assessment and status of remediation if any; and

WHEREAS, the Borough has received the attached Professional Service Agreement and wishes to contract for such services.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of Montvale, County of Bergen, State of New Jersey, that it hereby accepts, authorizes and awards a contract to Lew Environmental Services LLC to provide professional administrative and visual assessment services related to the Borough's obligations to perform lead paint inspections of all Borough of Montvale rental units as required under N.J.A.C. 5:28A; and

BE IT FURTHER RESOLVED that the Mayor or Borough Administrator are hereby authorized to execute a Professional Services Agreement for said services in the attached form; and

BE IT FURTHER RESOLVED, that the Borough Clerk shall cause to be printed in the official newspaper of the Borough a brief notice of the award of this contract stating the nature of this award

and that this resolution and contract are on file and available for public inspection in the office of the Clerk as required by N.J.S.A. 40A:11-5(1)(a)(i).

1. The Business Disclosure Entity Certification and the Determination of Value be placed on file with this resolution.
2. A Notice of this action shall be printed once in the official newspaper of the Borough.

Introduced by: Councilmember Lane; seconded by Councilmember Roche - a roll call was taken – all ayes

193-2025 A Resolution Authorizing an Annual Contract with Yorktel for the GovPilot Municipal Management Computer Software Via State Cooperative Contract T3121 20-TELE-01509

WHEREAS, pursuant to N.J.S.A. 40A:11-12a and N.J.C.A. 5:34-7.29(c), the Borough may by resolution and without advertising for bids, purchase any goods or services under the State of New Jersey Cooperative Purchasing Program for any State Contracts entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury; and

WHEREAS, the Borough of Montvale has the need to procure ten (10) additional modules of the GovPilot Municipal Management Computer Software using New Jersey State Contract Number T3121 20-TELE-01509, from re-seller Yorktel World Headquarters, 1350 Campus Parkway, Suite 202, Wall, NJ 07753; and

WHEREAS, Yorktel has submitted Quote # 178348 in the amount of \$60,600.00 from 8/6/2025 through 8/5/2026; and

WHEREAS, the Borough already utilizes GovPilot software for a variety of uses, including business registrations, OPRA requests, pet registrations, fire prevention, work orders, and reporting concerns from the public; and

WHEREAS, the additional functionality will also offer the public the ability to access planning board application materials, and to see the status of permits, without the need to submit OPRA requests or physically inspect same at Borough Hall, increasing transparency and convenience for the public; and

WHEREAS, the Chief Financial Officer has certified that sufficient funds have been appropriated and are available for this purpose.

NOW THEREFORE BE IT RESOLVED, as follows:

1. The Borough of Montvale does approve Quote #178348 from Yorktel for the purchase of GovPilot Municipal Management Computer Software in the amount of \$60,600.00 annually.
2. The Mayor, Borough Clerk and/or Borough Administrator are hereby directed, authorized and empowered to execute an agreement with Yorktel and/or GovPilot, consistent with this resolution.
3. This resolution shall take effect immediately.

Introduced by: Councilmember Lane; seconded by Councilmember Cudequest - all ayes

BILLS: Administrator read the Bill Report

Motion to pay bills by Councilmember Lane; seconded by Councilmember Cudequest - all ayes

REPORT OF REVENUE: Administrator read the Report of Revenue – September

COMMITTEE REPORTS:

Council President Lane

Fire Dept

26 fire calls; 1 drill; 12 work details; 1 meeting and 1 Chief call - looking for new members ; started mailing out letters for their fund drive; Fire prevention week; make sure your house # is visible from the street

Finance

Budget season soon – anyone can attend

Councilmember Roche

Recreation

Day at the Farm – October 18; Halloween Carnival – October 24; Tree Lighting – December 5

Chamber of Commerce

Street Fari is schedule for June 14 on Paragon Drive

Councilmember Cudequest

Library

Eagle Scout, Adi Athreya, presented his project to build shelving that will have different plant displays and also outside in the reading garden; the Library Director visited Thrive to talk to members of their book club to share services offered at the library; the staff is getting ready for Fall.

Board of Health

No meeting held this past month – Rabies Clinic is scheduled on Saturday, November 1st from 9:30-11am at the DPW garage

Seniors

New TV will be installed in the library of the community center by next week

Councilmember Arendacs

Engineering

Included in original minutes

DPW

Preparing for upcoming storm

Councilmember Koelling

Police

Monthly report included in original minutes

Planning board

Worked on the Open Space element of the Master Plan; Veolia attended regarding the water tank at 127 Summit, the board members were not pleased with their presentation and Veolia will revise their plans and attend a future meeting

Councilmember Russo-Vogelsang

School

Back to school nights were well attended; Conducted annual crisis training, many thanks to Captain Alisha Foley and Lt. Chris Hawken

Mayor

Working with the County and surrounding towns to coordinate the 250-anniversary next year; ongoing with the appeals process for affordable housing; excited for Day at the Farm, wrist bands are available at boro hall;

ENGINEER'S REPORT: Nick Chelius

No report

ATTORNEY'S REPORT: Dave Lafferty

Farm bids are under review

ADMINISTRATOR'S REPORT: Joe Voytus

Unveiling of the Purple Buster Box with Narcan by the firehouse, it will be maintained by the County Children's Aid and Family Services; had first meeting with Conely and Hickey at the Octagon House for the preservation project and will be working on getting a submission to the State and Federal level for historic preservation

UNFINISHED BUSINESS:

None

NEW BUSINESS:

- Discussion – Best Practices Worksheet

Joe stated, the State requires each municipality a minimum score of 32; our responses are 42, the CFO has to submit to the State by Oct 24, this is for State Aid

- Discussion – Borough Newsletter

Since we are moving to a new website, Joe asked councilmembers if they feel the need to continue with the newsletter in paper form; Councilmember Cudequest will ask the seniors for their comments

COMMUNICATION CORRESPONDENCE:

None

MEETING OPEN TO THE PUBLIC:

HEARING OF CITIZENS WHO WISH TO ADDRESS THE MAYOR AND COUNCIL:

Upon recognition by the Mayor, the person shall proceed to the floor and give his/her name and address in an audible tone of voice for the records. Unless further time is granted by the Council, he/she shall limit his/her statement to five (5) minutes. Statements shall be addressed to the Council as a body and not to any member thereof. No person, other than the person having the floor, shall be permitted to enter into any discussion, without recognition by the Mayor.

*Motion to open meeting to the public by Councilmember Lane; seconded by Councilmember Roche
- all ayes*

No Public Comment

*Motion to close meeting to the public by Councilmember Lane; seconded by Councilmember Roche
- all ayes*

MEETING CLOSED TO THE PUBLIC:

ADJOURNMENT:

*Motion to adjourn Public Meeting by Councilmember Lane; seconded by Councilmember Roche
- all ayes*

Meeting was adjourned at 8:09pm

Regular Workshop Meeting of the Mayor & Council to be held at 7:30pm on October 28, 2025

Respectfully submitted, Frances Scordo, Municipal Clerk